Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode

32 Camden Street, Balaclava Vic 3183

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	\$990,000		&		\$1,080,000			
Median sale pr	rice							
Median price	\$1,760,000	Pro	operty Type	Hou	se		Suburb	Balaclava
Period - From	01/01/2022	to	31/03/2022		So	urce	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	25 Peel St WINDSOR 3181	\$1,030,000	11/03/2022
2	32 Earl St WINDSOR 3181	\$1,015,000	13/04/2022
3	50 Argyle St ST KILDA 3182	\$1,005,000	26/04/2022

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

13/07/2022 16:23









Property Type: Agent Comments Claudio Perruzza 9536 9230 0412 304 152 cperruzza@bigginscott.com.au

Indicative Selling Price \$990,000 - \$1,080,000 Median House Price March quarter 2022: \$1,760,000

Comparable Properties



25 Peel St WINDSOR 3181 (REI/VG)

32 Earl St WINDSOR 3181 (REI/VG)

6



Price: \$1,030,000 Method: Private Sale Date: 11/03/2022 Property Type: House Land Size: 112 sqm approx Agent Comments



Price: \$1,015,000 Method: Private Sale Date: 13/04/2022 Property Type: House

2

50 Argyle St ST KILDA 3182 (REI)



Price: \$1,005,000 Method: Private Sale Date: 26/04/2022 Property Type: House Land Size: 143 sqm approx Agent Comments

Agent Comments

Account - Biggin & Scott | P: 03 9534 0241 | F: 03 9525 4336





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